



2016

**Tucson-Pima County Historical Commission**  
**Plans Review Subcommittee**

**LEGAL ACTION REPORT**

**Thursday, January 28, 2016,**  
**4<sup>th</sup> Floor Conference Room, Joel D. Valdez Main Library,**  
**101 N. Stone, Tucson, Arizona 85701**

**1. Call to Order / Roll Call**

Meeting called to session at 1:00 PM

Commissioners: Teresita Majewski (Chair), Patsy Waterfall, Jim Sauer, Helen Erickson, Sharon Chadwick, Michael Becherer

Staff: Frank Dillon, Michael Taku, Alexandra Hines, Lynne Birkinbine (PDSD)

**2. Approval of Legal Action Report and Summary of Minutes of 1-14-16**

Motion by Commissioner Waterfall to approve the Legal Action Report and Summary of Minutes of 1-14-16. Motion seconded by Commissioner Sauer.

Motion passed. Voice Vote 6-0.

**3. Courtesy Review Case**

**a. Low-Income Housing Tax Credit (LIHTC) Project Construction**

Staff Dillon informed the commission of the upcoming the LIHTC project.

**4. Historic Preservation Zone Review Cases**

**a. **HPZ-15-103** - 5 Points Residence Restoration - 747 South 6th Avenue (Armory Park)**

Staff Hines read into the record, the Armory Park Historic Zone Advisory Board (APHZAB) recommendation for approval.

The applicant, John Price, from Rob Paulus Architects, presented the proposal.

It was moved by Commissioner Sauer, duly seconded by Commissioner Waterfall, to recommend approval of the proposal as presented with the following conditions: provide “historically informed” and appropriate front door design; provide louvers on tall windows on north and south elevation instead of glass; and, confirm with the State Historic Preservation Office (SHPO) that the proposal will not affect eligibility.

Motion carried. Voice Vote 6-0.

**5. Infill Incentive District (IID) Review Cases**

- a. IID-15-10** - The Marist at Cathedral Square - Diocese - Proposed Affordable Senior Housing - 111 South Church Avenue (Downtown Core Subdistrict)

Commissioner Sauer recused due to conflict of interest.

Staff Dillon introduced the proposal and read the comments from Johnathan Mabry (CHPO) into the record.

The applicant, Jon Mirto, from Poster Frost Mirto, and Matt Stuart, from Cypress Engineering, presented the proposal. The applicant noted that there will be sufficient space to the historic Brown House for drainage.

It was moved by Commissioner Erickson, duly seconded by Commissioner Waterfall, to recommend approval of the proposed concept as presented and to return with any subsequent changes to the proposal and noting no apparent adverse effect on the adjacent historic Brown House.

Motion carried. Voice Vote 5-0.

- b. IID-15-11** - Marist College on Cathedral Square - Marist College - Proposed Renovation & Rehabilitation - 64 West Ochoa Street (Downtown Core Subdistrict)

Commissioner Sauer recused due to conflict of interest.

The applicant, Jon Mirto, from Poster Frost Mirto, and Matt Stuart, from Cypress Engineering, presented the proposal.

It was moved by Commissioner Becherer, duly seconded by Commissioner Erickson, to recommend approval of the proposed concept as presented and to return with any subsequent changes to the proposal and recognizing the demolition of a non-historic structure and widening of the wall opening and noting no apparent adverse effect to the historic nature of the building per the proposed plan.

Motion carried. Voice Vote 5-0.

**6. Current Issues for Information/Discussion**

Commissioner Sauer returned to deliberations.

**a. Minor Reviews**

Staff Taku and Chair Majewski to conduct minor reviews on Friday.

**b. Appeals**

None at this time.

**c. Zoning Violations**

Staff continues to assist owners on abatement of violations in the Historic Zones. Staff updated Commissioners on a stop work order on 113-115 E. Broadway for implementing a façade without appropriate review. Staff is meeting with the owner to discuss the review.

Chair Majewski recognized Michael Taku for working with the neighbors and property owner to resolve the zoning violation on the Dusty Monk.

**a. Review Process for Approval of Complex Large-Scale and/or Multi-Phase Projects**

Commissioner Erickson provided a proposed handout of the T-PCHC PRS Checklist/Development Criteria.

**7. Call to the Audience**

No one from the audience spoke at this time.

**8. Future Items**

Commissioner Becherer spoke to the process of reviewing projects under the applicable Code with volunteer time.

Staff Hines informed the Commission that the T-PCHC PRS meetings can be held at 12:00 p.m.

**9. Adjournment**

Meeting adjourned at 2:48 p.m.